

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Survey No. ^{B-}4672

1. Name

Historic 1600-1628 Hoffman Street
and / common

2. Location

street & number 1600-1628 Hoffman Street
city, town Baltimore
state & zip code Maryland 21205 county

3. Classification

Category

☐ district
☒ building(s)
☐ structure
☐ site
☐ object

Ownership

☐ public
☒ private
☐ both

Public Acquisition

☐ in process
☐ being considered
☐ not applicable

Status

☒ occupied
☐ unoccupied
☐ work in progress

Accessible

☒ yes: restricted
☐ yes: unrestricted
☐ no

Present Use

☐ agriculture
☐ commercial
☐ educational
☐ entertainment
☐ government
☐ industrial
☐ military

☐ museum
☐ park
☒ private residence
☐ religious
☐ scientific
☐ transportation
☐ other:

4. Owner of Property

name
street & number telephone
city, town state & zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Land Records liber
street & number Clarence Mitchell Courthouse folio
city, town Baltimore State Maryland

6. Representation in Existing Historical Surveys

title
date federal state county local
depository for survey records
city, town state & zip code

7. Description

Condition		Check One	Check One
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved:
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move: _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This row of fifteen two-story, two-bay wide vernacular Queen Anne-style brick houses with shed roofs and sheet metal and stepped brick cornices were built in 1906 by William J. Clendenin, a builder of working class houses in East Baltimore. All but one of the houses has had its original brick façade (and brick cornice) covered with stucco. The remaining façade may have been rebuilt since it is in running bond and has segmental arches of stretcher bricks rather than double rows of headers like the houses on Llewelyn St.

The houses are two stories in height, 11'7" wide, and occupy lots 50' deep. Each house is two rooms deep and there is no back building. The houses are constructed in common bond with a row of headers every seven rows, and have been painted. Each house has a single hooded chimney located near the front and rear of the house. The shed roof is capped by a continuous sheet metal cornice (for every three units) set above a frieze created by three rows of progressively recessed stretcher bricks punctuated by four rows of slightly projecting, yet progressively recessed headers set atop a frieze area consisting of three rows of slightly projecting stretchers.

The door and window openings have segmentally arched brick lintels composed of a double row of headers, with plain tympanums. The sills are wood. Some original 2/2 sash remain. Doorways originally had double-light transoms, but no original doors survive. The houses sit on fairly low basements lit by a single-light sash, set beneath a double-header segmental arch. Each front door is reached by three concrete steps.

The houses have their stairs set between the front and rear rooms, at right angles to the house. The stair landing and its ascent to the second floor are open on the parlor side and display attractive woodwork in a simple craftsman style.

8. Significance

Period	Area of significance	check one & justify			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	humanitarian	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration	<input type="checkbox"/> philosophy	<input type="checkbox"/> theatre	
<input checked="" type="checkbox"/> 1900	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other: specify	

Specific dates 1906

Builder/Architect William J. Clendenin

Prepare both a summary paragraph of significance and a general statement of history and support.

This group of houses is significant in that it represents the level of architectural stylishness achieved by many builders of small street houses in the late nineteenth century. The houses were built by William J. Clendenin, a well-known Baltimore builder, according to a pattern that was quite common to the city's working class neighborhoods of the period c. 1880 to 1910. Recognizing that workers held different levels of jobs (and pay), builders created a hierarchy of two-story house sizes (and prices) in the new neighborhoods going up to serve the expanding factory districts ringing the harbor and north-east of the central city. Builders acquired anywhere from an eighth to a half of a city block and built 14' to 15'-wide two-story houses on the main streets, and smaller, 11' to 13'-wide two-story houses on the narrower streets bisecting the blocks. Typically, in this period, main street houses might sell for \$1,300 to \$1,500; small street houses for \$450 to \$600.

Occasionally, the builder retained ownership of his small street houses to provide income for himself as rental properties, or he sold them to other investors/absentee landlords. In this case Clendenin sold all 30 houses on both sides of Llewelyn St. (then called Oliver Place) and these 15 houses on Hoffman St. to a group of Jewish investors who retained them as rental properties at least into the 1920s. In this way people of varying means could afford to live in the same block. If they couldn't afford the approximately \$550 purchase price of the small street houses, then they *could* afford the \$8 or so a month it would cost to rent one, while they saved to be able to buy their own home later.

Clendenin developed the entire eastern half of this block, building the three-story, three-bay wide houses on the west side of Broadway and the two-story, three-bay wide houses on the south side of Oliver St. in 1889-91 and the two-story, two-bay wide houses on the north side of Hoffman St., identical to those on Llewelyn, in 1906.

9. Major Bibliographic References

Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse*
(New York: Princeton Architectural Press, 1999)

10. Geographic Data

Acreage of nominated property

Quadrangle name

Verbal boundary description and justification

11. Form Prepared by

name / title Dr. Mary Ellen Hayward

Organization The Alley House Project

date June 2000

street & number 1306 Carrollton Ave.

telephone

city, town Baltimore

state & zip code Maryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of property rights.

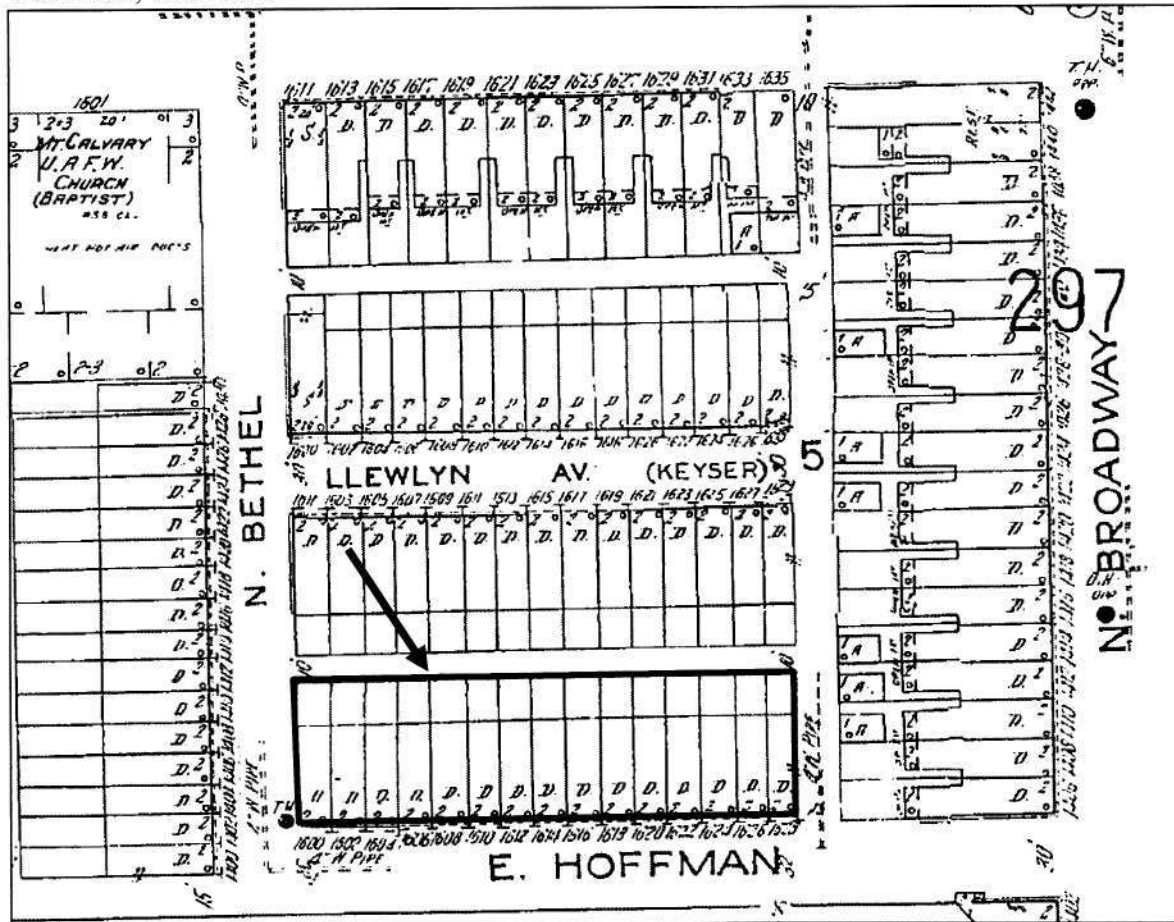
Return to:
DHCP/DHCD
Maryland Historical Trust
100 Community Place
Crownsville MD 21032-2023

B-4672

1600-1628 E. Hoffman Street

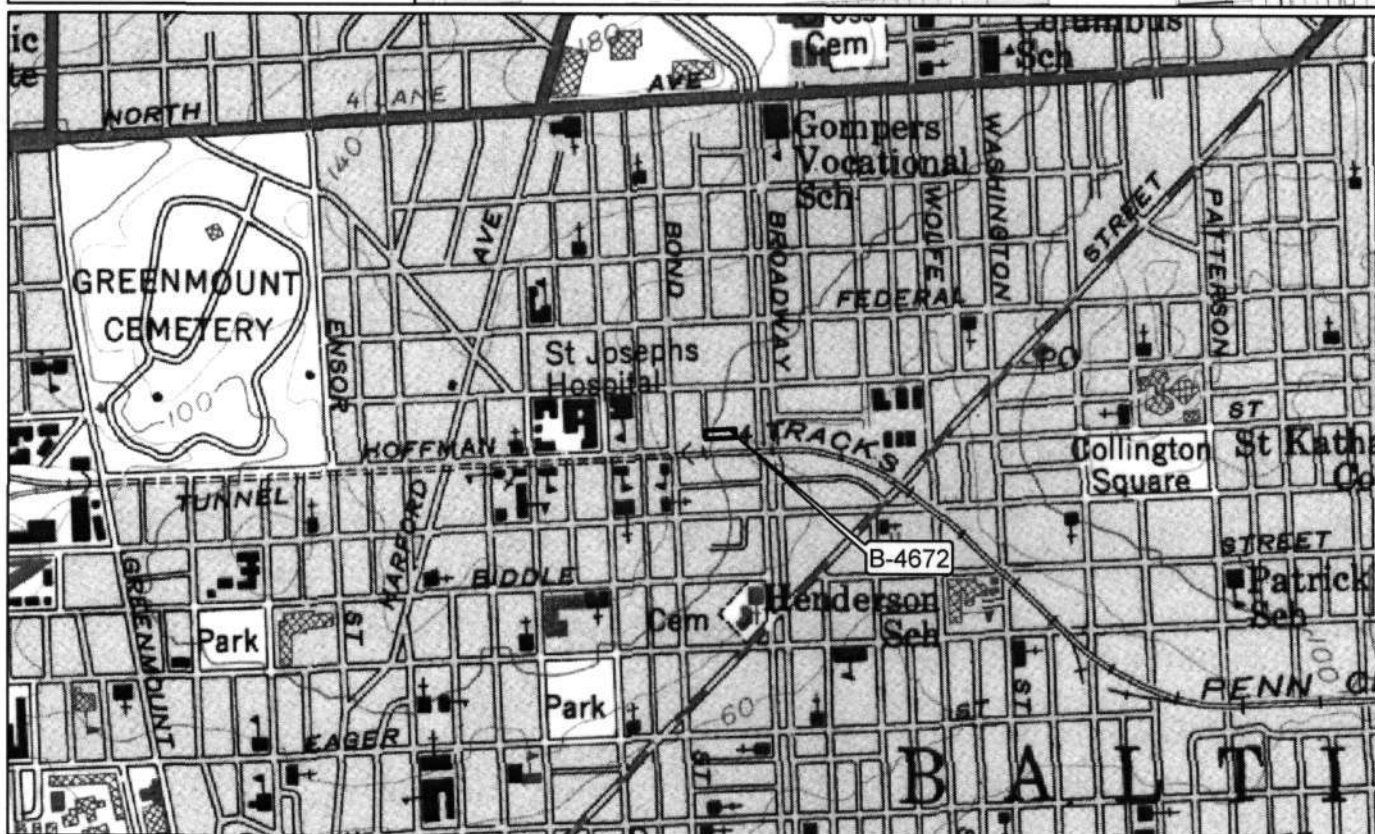
Sanborn Map 1914, Reprinted 1953

Volume 3, Sheet 296



B-4672
1600-1628 E. Hoffman Street
Block 1138, Lots 057-071
Baltimore City
Baltimore East Quad.

Demolished





1600-1628 Hoffman

B-4672

1600-1628 Hoffman St.

BALTO. MD

W. Nield

11/96

MD SHPD

1/2

100

[283]116 0211 NNN 12



1600-1602 Hoffman

B-4672

1600-1602 Hoffman St.

Balto, MD

W. Nield

11/96

2/2

100

[27]116 0211 N N N 12